

GREENSVILLE COUNTY PLANNING COMMISSION

AGENDA

Tuesday, April 9, 2019

6:00 p.m.

- I. CALL TO ORDER
- II. ROLL CALL
- III. APPROVAL OF AGENDA
 - A. Approval of Minutes – See Attachment - A.
 - 1. March 12, 2019
- IV. PUBLIC HEARING
 - A. 2232-2-19 – Sadler Solar Project/Dominion Energy Virginia – See Attachment – B.
 - B. REGULAR SESSION
 - A. 2232-2-19 – Sadler Solar Project/Dominion Energy Virginia
- V. OTHER MATTERS
- VI. ADJOURN

The Greenville County Planning Commission meeting was held Tuesday, March 12, 2019, 6:00 P.M., at the Greenville County Government Center, 1781 Greenville County Circle, Emporia, Virginia.

PRESENT

Walter Robinson, Chairman
Jeff Robinson, Vice-Chairman
Lofton Allen
Stephen Allen
Joe Antorn, Jr.
William Cain
Annie Odom
Kim Wiley

ABSENT

Dianne Barnes-Rhoades

STAFF PRESENT

Linwood E. Pope, Jr.
Darren Coffey
Treva Pernell

OTHERS PRESENT

Dave Stoner – Clearway Energy	Julia Pair
Caitlyn McLaughlin	Allen Little
Penny Wrenn Powell	Amy Lifsey
Belle Blake Patterson	Jim Ferguson
Benny Ligon	Sheila Ferguson

Vice-Chairman Robinson called the meeting of Tuesday, March 12, 2019 to order. He called on Commissioner Jeff Robinson to offer prayer.

Mr. Lin Pope, the secretary, called the roll.

In Re: APPROVAL OF THE AGENDA

Chairman Robinson entertained a motion for approval of the agenda. Commissioner Stephen Allen made the motion, seconded by Commissioner Wiley, with all voting aye, motion carried.

In Re: APPROVAL OF THE MINUTES

Chairman Robinson entertained a motion for approval of the minutes of February 12, 2019. Commissioner Odom stated that a resident that addressed the Commission was identified as Millie Lee in the minutes, in fact, should be Lille Lee. Commissioner Kim Wiley made a

motion to approve the corrected minutes, seconded by Commissioner Stephen Allen, with all voting aye, motion carried.

Chairman Robinson entertained a motion to go into Public Hearing. Commissioner Stephen Allen made the motion, seconded by Commissioner Odom, with all voting aye, to go into Public Hearing.

In Re: PUBLIC HEARING

SP-2-19 – Fountain Creek Solar

Mr. Pope stated that Fountain Creek Solar was requesting that the Planning Commission approve a Special Use Permit application for their proposed construction of an 80 megawatt solar facility in an A-1 Zoning District located on Brink Road bound by Fish Road, Fountain Creek Road and adjacent farmland approximately 8 miles southwest of Emporia.

Mr. Darren Coffey gave an overview of the Staff Report and stated that the Planning Commission had previously reviewed the request for determination under Virginia Code Section 15.2-2232 and that the proposed location appears to be in accord with the land use goals and objectives set forth in the Comprehensive Plan.

Mr. Coffey stated that the Planning Commission must now evaluate the merits of the Special Use Permit application and determine if the proposed conditions sufficiently mitigate any associated impacts from the projects and meet the County's conditional planned use development criteria as set forth in the Zoning Ordinance.

Mr. Coffey stated that the proposed project would be situated on two parcels consisting of a total of approximately 802 acres. He stated that the solar panels would cover about 595 acres and the site currently consists of fields, farm paths, wooded areas and natural wetlands. He also stated that the project includes a 2.2 mile interconnection transmission line through similar terrain that would affect six (6) additional parcels.

Mr. Coffey stated that the facility would be connected to Dominion Energy at their grid at a new interconnection point that is an approximate two (2) acre parcel. He stated that the interconnection switch yard would be approximately 200' x 200'. It will be fenced and include transmission structures not exceeding 75' in height.

Mr. Coffey stated that the Planning Commission must determine if the solar facility is appropriate in the proposed location. He stated that the Commission needed to determine if the use permitted would have a detrimental influence to the surrounding neighborhood.

Mr. Coffey stated that a Special Use Permit should not be issued unless the proposed use would not be detrimental to the community and that it is in accordance with the County's Comprehensive Plan.

Mr. Coffey gave an overview of the conditions as stated in the Staff report.

Conditions

If the Planning Commission determines that the application furthers the Comprehensive Plan's goals and objectives and that it meets the criteria set forth in the Zoning Ordinance, then staff recommends the following conditions to mitigate the adverse effects of this utility-scale solar generation facility with any recommendation for approval.

1. The Applicant will develop the Solar Facility in substantial accord with the Preliminary Site Plan dated 12/20/18 included with the application as determined by the Zoning Administrator (ZA). Significant deviations or additions, including any enclosed building structures to the Preliminary Site Plan will require review and approval by the Planning Commission and Board of Supervisors.

As used in these conditions, the "Project Site" shall include the "Solar Facilities", the "Gentle Line" and the "Switchyard", as herein after defined. The "Solar Facilities" shall mean the area(s) shown on the Conceptual Site Plan containing racking, panels, inverters and project substation and located within the perimeter fencing, and including all fencing but excluding the Switchyard. The Gentle Line shall mean that portion of the transmission line constructed to connect the Solar Facilities to the existing transmission line owned by Dominion Energy. The Switchyard means the substation to be constructed to interconnect the Transmission Line to the existing transmission line, as shown on the Conceptual Site Plan. The Solar Facilities and the Switchyard shall constitute separate principal uses approved pursuant to this special use permit and shall be permitted to continue in perpetuity, separate and apart from each other, such that a zoning violation occurring with respect to the operation of one of the uses shall not constitute a violation with respect to the operation of the other use, and no proceeding to revoke this permit as to one of the uses (nor any resulting revocation) shall impair the validation of this permit with respect to the other use. This permit shall run with the land.

2. Site Plan Requirements. In addition to all Virginia site plan requirements and site plan requirements of the Zoning Administrator, the Applicant shall provide the following plans for review and approval for the Solar Facility prior to the issuance of a building permit:

a. Construction Management Plan. The Applicant shall prepare a "Construction Management Plan" for each applicable site plan for the Solar Facility, and each plan shall address the following:

i. Traffic control methods (in coordination with the Virginia Department of Transportation [VDOT] prior to initiation of construction): i. Lane closures, ii. Signage, and iii. Flagging procedures.

ii. Site access planning. Directing employee and delivery traffic to minimize conflicts with local traffic.

iii. Fencing. The Applicant shall install temporary security fencing prior to the commencement of construction activities occurring on the Solar Facility project.

iv. Lighting. During construction of the Solar Facility, any temporary construction lighting shall be positioned downward, inward, and shielded to eliminate glare from all adjacent properties. Emergency and/or safety lighting shall be exempt from this construction lighting condition.

b. Construction Mitigation Plan. The Applicant shall prepare a "Construction Mitigation Plan" for each applicable site plan for the Solar Facility, and each plan shall address the effective mitigation of dust, burning operations, hours of construction

activity, access and road improvements, and handling of general construction complaints as set forth and described in the application materials and to the satisfaction of the Zoning Administrator.

c. Grading plan. The Project shall be constructed in compliance with the County approved grading plan as determined and approved by the Zoning Administrator or his designee prior to the commencement of any construction activities and a bond or other security will be posted for the grading operations. The grading plan shall:

- i. Clearly show existing and proposed contours;
- ii. Note the locations and amount of topsoil to be removed (if any) and the percent of the site to be graded;
- iii. Limit grading to the greatest extent practicable by avoiding steep slopes and laying out arrays parallel to landforms;
- iv. An earthwork balance will be achieved on-site with no import or export of soil;
- v. In areas proposed to be permanent access roads which will receive gravel or in any areas where more than a few inches of cut are required, topsoil will first be stripped and stockpiled on-site to be used to increase the fertility of areas intended to be seeded;
- vi. Take advantage of natural flow patterns in drainage design and keep the amount of impervious surface as low as possible to reduce storm water storage needs.

d. Erosion and Sediment Control Plan. The County will have a third-party review with corrections completed prior to submittal for DEQ review and approval. The owner or operator shall construct, maintain and operate the project in compliance with the approved plan. An E&S bond (or other security) will be posted for the construction portion of the project.

e. Stormwater Management Plan. The County will have a third-party review with corrections completed prior to submittal for DEQ review and approval. The owner or operator shall construct, maintain and operate the project in compliance with the approved plan. A storm water control bond (or other security) will be posted for the project for both construction and post construction as applicable and determined by the Zoning Administrator.

f. Project Screening and Vegetation Plan. The owner or operator shall construct, maintain and operate the facility in compliance with the approved plan. A separate security shall be posted for the ongoing maintenance of the project's vegetative buffers in an amount deemed sufficient by the Zoning Administrator.

g. If required by the County, the Final Site Plan will indicate the use of non-galvanized posts and associated costs shall be factored into the decommissioning estimate and security.

h. The Applicant will compensate the County in obtaining an independent third-party review of any site plans or construction plans or part thereof.

- i. The design, installation, maintenance and repair of the Solar Facility in accordance with the most current National Electrical Code (NFPA 70) available (2014 version or later as applicable).

3. Operations.

a. Permanent Security Fence. The Applicant shall install a permanent security fence, consisting of chain link, two-inch square mesh, six (6) feet in height, surmounted by three strands of barbed wire, around the Solar Facility project prior to the commencement of

operations of the Solar Facility. Failure to maintain the fence in a good and functional condition will result in revocation of the permit.

b. Lighting. Any on-site lighting provided for the operational phase of the Solar Facility shall be dark-sky compliant, shielded away from adjacent properties, and positioned downward to minimize light spillage onto adjacent properties.

c. Noise. Daytime noise will be under 67dBA during the day with no noise emissions at night.

d. Ingress/Egress. Permanent access roads and parking areas will be stabilized with gravel, asphalt or concrete to minimize dust and impacts to adjacent properties.

4. Buffers.

a. Setbacks.

i. A minimum 150-foot setback, which includes a 50-foot planted buffer as described below, shall be maintained from a Principal Solar Facility structure to the street line (edge of right-of-way) where the Property abuts any public rights-of-way.

ii. A minimum 150-foot setback, which includes a 50-foot planted buffer as described below, from a Principal Solar Facility structure to any adjoining property line which is a perimeter boundary line for the project area.

iii. "Principal Solar Facility Structure" shall include racking, panels, inverters, and substation equipment on the Project Site, but shall not include security fencing, roads, or transmission poles. There shall be no setbacks between internal lot lines on the Property. Fencing, road and transmission poles shall be permitted in the setback(s).

iv. A minimum 35-foot setback shall be maintained from fencing and equipment in the Switchyard to any adjoining property line which is a perimeter boundary line for the parcel to be subdivided for Switchyard use, but transmission poles shall be permitted in the setback(s).

v. Notwithstanding the foregoing, no setback(s) shall apply to the Transmission Line.

b. Screening. Screening. A minimum 50-foot vegetative buffer (consisting of existing trees and vegetation) shall be maintained on the outside portion of the 150' setback required in No. 4a, above (adjacent to the road right-of-way or property boundary). The Applicant shall submit, prior to issuance of a building permit, a Timber Preservation Agreement with property owners demonstrating their commitment that the existing vegetation comprising this buffer shall remain in place during the life of the Solar Facilities. If there is no existing vegetation or if the existing vegetation is inadequate to serve as a buffer as determined by the Zoning Administrator, a triple row of trees/shrubs will be planted on approximately 10-foot centers in the 25 feet immediately adjacent to the on the outside portion of the 150' setback required in No. 4a, above (adjacent to the road right-of-way or property boundary). New plantings of trees and shrubs shall be approximately 6 foot in height at time of planting. In addition, pine seedlings will be installed in the remaining 25 feet of the 50-foot buffer. Ancillary project facilities may be included in the buffer as described in the application where such facilities do not interfere with the effectiveness of the buffer as determined by the Zoning Administrator.

c. Wildlife corridors. The Applicant shall identify an access corridor for wildlife to navigate through the Solar Facility. The proposed wildlife corridor shall be shown on the

site plan submitted to the County. Areas between fencing shall be kept open to allow for the movement of migratory animals and other wildlife.

5. Height of Structures. Solar facility structures shall not exceed 10', or 13' maximum (with a 10' maximum drip edge) as noted on the site plan and not closer than 300' to the security fence. Towers constructed for electrical lines may exceed the maximum permitted height as provided in the A1 zoning district regulations (§16-2), provided that no structure (excluding the Gentie Line or components within the project substation or Switchyard) shall exceed the height of 25 feet above ground level.
6. Inspections. The Applicant will allow designated County representatives or employees access to the facility at any time for inspection purposes as set forth in their application.
7. Training. The Applicant shall arrange a training session with the Greenville Fire Department to familiarize personnel with issues unique to a solar facility before operations begin.
8. Compliance. The Solar Facility shall be designed, constructed, and tested to meet relevant local, state, and federal standards as applicable.
9. Decommissioning.
 - a. Decommissioning Plan. The Applicant shall submit a decommissioning plan to the County for approval in conjunction with the building permit. The purpose of the decommissioning plan is to specify the procedure by which the Applicant or its successor would remove the Solar Facility after the end of its useful life and to restore the property for agricultural uses.
 - b. Decommissioning Cost Estimate. No decommissioning cost estimate has been provided at this time. The decommissioning plan shall include a decommissioning cost estimate prepared by a Virginia licensed professional engineer.
 - i. The cost estimate shall provide the gross estimated cost to decommission the Solar Facilities in accordance with the decommissioning plan and these conditions. The decommissioning cost estimate shall not include any estimates or offsets for the resale or salvage values of the Solar Facilities equipment and materials.
 - ii. The Applicant, or its successor, shall reimburse the County for an independent review and analysis by a licensed engineer of the initial decommissioning cost estimate.
 - iii. The Applicant, or its successor, will update the decommissioning cost estimate every five (5) years and reimburse the County for an independent review and analysis by a licensed engineer of each decommissioning cost estimate revision.
 - c. Security.
 - i. Prior to the County's approval of the building permit, the Applicant shall provide decommissioning security in one of the two following alternatives:
 1. Letter of Credit for Full Decommissioning Cost: A letter of credit issued by a financial institution that has (i) a credit Rating from one or both of S&P and Moody's, of at least "A" from S&P or "A2" from Moody's and (ii) a capital surplus of at least \$10,000,000,000; or (iii) other credit rating and capitalization reasonably acceptable to the County, in the full amount of the decommissioning estimate; or
 2. Tiered Security:
 - a. Ten percent (10%) of the decommissioning cost estimate to be deposited in a cash escrow at a financial institution reasonably acceptable to the County; and

b. Ten percent (10%) of the decommissioning cost estimate in the form of a letter of credit issued by a financial institution that has (i) a credit rating from one or both of S&P and Moody's, of at least "A" from S&P or "A2" from Moody's and (ii) a capital surplus of at least \$10,000,000,000, or (iii) other credit rating and capitalization reasonably acceptable to the County, with the amount of the letter of credit increasing by an additional ten percent (10%) each year in years 2-9 after commencement of operation of the Solar Facility; and c. Clearway Energy, not the Applicant, will provide its guaranty of the decommissioning obligations. The guaranty will be in a form reasonably acceptable to the County. Clearway Energy, or its successor, should have a minimum credit rating of (i) "Baa3" or higher by Moody's, or (ii) "BBB-" or higher by S&P; and

d. In the tenth year after operation, the Applicant will have increased the value of the letter of credit to one hundred percent (100%) of the decommissioning cost estimate. At such time, the Applicant may be entitled to a return of the ten percent (10%) cash escrow.

ii. Upon the receipt of the first revised decommissioning cost estimate (following the 5th anniversary), any increase or decrease in the decommissioning security shall be funded by the Applicant, or refunded to Applicant (if permissible by the form of security), within ninety (90) days and will be similarly trued up for every subsequent five year updated decommissioning cost estimate.

iii. The security must be received prior to the approval of the building permit and must stay in force for the duration of the life span of the Solar Facilities and until all decommissioning is completed. If the County receives notice or reasonably believes that any form of security has been revoked or the County receives notice that any security may be revoked, the County may revoke the special use permit and shall be entitled to take all action to obtain the rights to the form of security.

iv. Notwithstanding the foregoing, if a public utility company that is operating in the Commonwealth of Virginia and has an investment grade credit rating with Moody's and/or Standard and Poor's enters into an agreement to acquire the Project prior to or contemporaneously with the start of construction of the Project, no security shall be required to be issued for so long as the utility company owns the project and its credit rating remains at or above investment grade. Notwithstanding the foregoing, an alternative security may be accepted by the County so long as it is a form acceptable to the County Attorney.

d. Applicant/Property Owner Obligation. Within six (6) months after the cessation of use of the Solar Facilities for electrical power generation or transmission, the Applicant or its successor, at its sole cost and expense, shall decommission the Solar Facilities in accordance with the decommissioning plan approved by the County. If the Applicant or its successor fails to timely decommission the Solar Facilities, the property owners shall commence decommissioning activities in accordance with the decommissioning plan. Following the completion of decommissioning of the entire Solar Facilities arising out of a default by the Applicant or its successor, any remaining security funds held by the County shall be distributed to the property owners in a proportion of the security funds and the property owner's acreage ownership of the Solar Facility.

e. Applicant/Property Owner Default; Decommissioning by the County.

i. If the Applicant, its successor, or the property owners fail to timely decommission the Solar Facilities, the County shall have the right, but not the obligation, to commence decommissioning activities and shall have access to the

property, access to the full amount of the decommissioning security, and the rights to the Solar Facilities equipment and materials on the property.

ii. If applicable, any excess decommissioning security funds shall be returned to the current owner of the property after the County has completed the decommissioning activities.

iii. Prior to the issuance of any permits, the Applicant and the property owners shall deliver a legal instrument to the County granting the County (1) the right to access the property, and (2) an interest in the Solar Facilities equipment and materials to complete the decommissioning upon the Applicant's and property owner's default. Such instrument(s) shall bind the Applicant and property owners and their successors, heirs, and assigns. Nothing herein shall limit other rights or remedies that may be available to the County to enforce the obligations of the Applicant, including under the County's zoning powers.

f. Equipment/building removal. All physical improvements, materials, and equipment related to Solar Facilities, both surface and subsurface components, shall be removed in their entirety. The soil grade will also be restored following disturbance caused in the removal process. Perimeter fencing will be removed and recycled or re-used. Where the current or future landowner prefers to retain the fencing, these portions of fence would be left in place.

g. Infrastructure removal. All access roads will be removed, including any geotextile material beneath the roads and granular material. The exception to removal of the access roads and associated culverts or their related material would be upon written request from the current or future landowner to leave all or a portion of these facilities in place for use by that landowner. Access roads will be removed within areas that were previously used for agricultural purposes and topsoil will be redistributed to provide substantially similar growing media as was present within the areas prior to site disturbance.

h. Reforestation. The site will be replanted with pine seedlings to stimulate pre-timber pre-development conditions as indicated on the Preliminary Site Plan. The exception to reforestation would be upon written request from the current or future landowner indicating areas where reforestation is not desired.

i. Partial Decommissioning. If decommissioning is triggered for a portion, but not the entire Solar Facilities, then the Applicant or its successor will commence and complete decommissioning, in accordance with the decommissioning plan, for the applicable portion of the Solar Facilities; the remaining portion of the Solar Facilities would continue to be subject to the decommissioning plan. Any reference to decommissioning the Solar Facilities shall include the obligation to decommission all or a portion of the Solar Facilities whichever is applicable with respect to a particular situation.

10. Power Purchase Agreement. At the time of the Applicant's site plan submission, the Applicant shall have executed a power purchase agreement with a third-party providing for the sale of a minimum of eighty percent (80%) of the Solar Facility's anticipated generation capacity for not less than ten (10) years from commencement of operation, or an agreement for purchase of the project by an electric utility or electric cooperative operating in the Commonwealth of Virginia. Upon the County's request, the Applicant shall provide the County and legal counsel with a redacted version of the executed power purchase agreement.

Mr. Coffey stated that the Commission can approve, deny or defer their decision. He asked if there were any questions he might address.

Commissioner Cain asked when the Comprehensive Plan was changed.

Mr. Pope stated that the Comprehensive Plan is updated every five years as mandated by the State. He stated that some minor changes were made in 2016.

Mr. Coffey stated that the Planning Commission had determined in the 2232 Review in December 2018 that this project was substantially in accordance with the County's Comprehensive Plan. He stated that a vote was taken with the following results:

AYE

Commissioner Walter Robinson
Commissioner Lofton Allen
Commissioner Jeff Robinson
Commissioner Stephen Allen
Commissioner Diane Barnes-Rhoades
Commissioner Annie Odom
Commissioner Kim Wiley

NAY

Commissioner William Cain
Commissioner Joe Antorn

Vice-Chairman Robinson stated that with the majority voting AYE, the motion carried.

Commissioner Cain stated that there was nothing in the staff report concerning lead or cadmium. His research stated that cadmium is a known carcinogen.

Mr. Coffey stated that there are no exposed hazardous materials or any hazardous materials that he was aware of in these facilities.

Commissioner Cain stated that his research showed that solar panels contain these hazardous materials. He stated that he was concerned for the citizens of Greenville County.

Mr. Coffey stated the literature that he had reviewed for those facilities showed that they are not a land use issue.

Commissioner Jeff Robinson asked about the performance bonds being above and beyond normal operating procedures.

Mr. Coffey stated that erosion and sediment control, grading, stormwater, etc. that is standard operating procedure. He stated that what was not normal is the form of security for the decommissioning plan for this type of facility.

Commissioner Robinson asked about the power purchase agreement.

Mr. Coffey stated that each locality wants some assurance that they are not approving a facility that is speculative. That there is a buyer for this power once the facility is up and running.

Commissioner Lofton Allen asked about the use of galvanized metal posts.

Mr. Coffey stated that if galvanized metal posts are an issue then non-galvanized should be used. He stated that galvanized posts can leech zinc into the soil and peanut crops are sensitive to zinc, however if these facilities are used for 20 to 30 years, it is possible peanuts would not be grown on this property again.

Mr. David Stoner, Clearway Energy, addressed the Commission and stated that he and Caitlyn McLaughlin would present their information about the Fountain Creek Solar Project.

Ms. McLaughlin gave an overview of Clearway Energy Group and the proposed Fountain Creek Solar Project. She stated that it was much of the same information she presented during the 2232 Review.

Mr. Stoner stated that there were other concerns raised during the 2232 Review that he wanted to address. He stated that impact to property values had been addressed by Kirkland Appraisers from Richmond, VA. He stated that they have looked at 38 solar sites across Virginia. He further stated that Kirkland had stated that solar farms have no impact on adjacent property values or use.

Mr. Stoner stated that another issue of concern was zinc in the galvanized materials used for posts systems. He stated that Clearway made two studies that both stated that it was highly unlikely that the zinc in these galvanized metal posts would create any zinc toxicity.

Mr. Stoner stated that they were complying with all setbacks, buffers, wildlife corridors and wetlands corridors as specified in the conditions.

Mr. Stoner stated that, as a partner in the community, Clearway is interested in educating the community about clean solar power energy by possibly sponsoring a kiosk located somewhere in the area that would showcase information about solar energy and solar education.

Chairman Robinson thanked Mr. Stoner for his presentation and asked if anyone in attendance wanted to address the Commission.

Penny Wrenn Powell addressed the Commission and stated that her family owned property in this area and requested that they approve the Special Use Permit for the Fountain Creek Solar Project.

Belle Blake Patterson addressed the Commission and stated that her family owned property involved in this project. She stated that she believes this project is a non-toxic use of the land that can be restored at the end of the project to crops and timberland. She also stated that she was in favor of this Fountain Creek Solar Project.

Benny Ligon addressed the Commission and stated that he believes the materials involved in manufacturing solar panels are highly toxic. He stated that when these panels are new they are ok but when they age and crack or break that is when the problems start.

Mr. Ligon stated that he has a question concerning what the Commission considers as "detrimental" and the definition as related to these solar projects.

Mr. Ligon stated that there was language in the last two projects' staff reports concerning "the project would increase the concentration of utility scale solar facilities in the Brink section of the county impacting the rural character of that region". He asked why that same language had not shown up in this current staff report.

Julia Pair addressed the Commission on behalf of the Eddie Pair Estate. She stated that this proposed project would be located directly across from her property. She stated that she was present during the 2232 Review of this project and requested that she receive information concerning this matter. She also stated that she was very concerned about drainage that is coming onto her property from the proposed project site across the road.

Mr. Pope stated that he would contact Mrs. Pair and VDOT concerning her drainage issue.

Allen Little addressed the Commission with a question about a story he had heard about a large fire in an area of an existing solar farm and the fire department not being allowed to enter the site because they were not trained for this situation. He stated that he was concerned because one of these projects had been approved to be located across the road from his property. He asked if our local fire department had been approached about the training needed for a situation like a large fire involving a solar facility.

Mr. Pope stated that the Fire Department had not been contacted at this point.

Commissioner Wiley stated that there was information in the materials provided by the staff and the applicant concerning proper training of the Fire Department.

Mr. Pope stated that when all the applications were approved locally and by the State, at that time is when a conversation with the local Fire Department would take place.

Amy Lifsey addressed the Commission. She stated that her family property is part of the proposed site for this project. She stated that land owners should be able to do what they want to do with their own land.

Jim Ferguson addressed the Commission and stated that he would be providing part of the right-of-way for the power line from the solar site to Cattail Creek where the Dominion power line grid is located. He stated that this project is well planned. He stated that zinc is a necessary element in crop production but too much is toxic. He stated that the answer to this is monitoring the levels of ph in the soil.

Mr. Ferguson requested that the Commission approve the applicant's request for this Special Use Permit and pass the project on to the Board of Supervisors.

Sheila Ferguson addressed the Commission and stated that she was in favor of this proposed project and thought it was a good, clean energy source that would be beneficial to the County.

Chairman Robinson asked if there were any other questions or comments. Being no further comments, he asked for a motion to go back into regular session.

Commissioner Stephen Allen made a motion, Commissioner Robinson seconded, motion carried to return to regular session.

In Re: REGULAR SESSION

Chairman Robinson entertained a motion concerning SP-2-19 Fountain Creek Solar Project. He stated that there were three options; approve, deny or defer the decision.

Commissioner Cain made a motion to defer the decision with a second by Commissioner Odom.

Commissioner Robinson stated that he believes this is a perfect solar project and is the most remote of the three that had been heard. Each one of the commissioners had done their due diligence and had done their own research. He stated that he saw no reason to defer this decision.

Chairman Robinson asked for a **vote to defer** the decision with the following outcome:

AYE
Commissioner Antorn
Commissioner Cain
Commissioner Odom

NAY
Commissioner Lofton Allen
Commissioner Steve Allen
Commissioner Jeff Robinson
Chairman Walter Robinson
Commissioner Wiley

Chairman Robinson stated that the vote to defer did not carry therefore the floor was open for another motion to approve or deny the applicant's request for a Special Use Permit.

Commissioner Wiley made a motion that the Fountain Creek Solar, LLC's proposed 80-megawatt photovoltaic solar energy facility as described in SP-2-19, sufficiently mitigates adverse impacts associated with the project if approved with the conditions as outlined herein and recommended by the Planning Commission, seconded by Commissioner Jeff Robinson.

Chairman Robinson asked for a **vote to approve** the decision with the following outcome:

AYE
Commissioner Lofton Allen
Commissioner Steve Allen
Commissioner Jeff Robinson
Chairman Robinson
Commissioner Wiley

NAY
Commissioner Antorn
Commissioner Cain
Commissioner Odom

Chairman Robinson stated that the vote to approve SP-2-19 Fountain Creek Solar carried with a vote of five AYE's and three NAY's. He stated that this decision would be forwarded to the Board of Supervisors.

In Re: OTHER MATTERS

Mr. Pope stated that all Commissioners should have received their financial disclosure statements from Denise Banks. He stated that if their statements had not been turned into Ms. Banks, please do so as soon as possible. He stated that anyone who served on a public board is required to submit a financial disclosure statement to assure that they do not have a conflict of interest.

Mr. Pope stated that there was a tentative date of Tuesday, March 26, 2019 scheduled for a workshop for the Board of Supervisors, Planning Commissioners and Staff to discuss the Comprehensive Plan and Solar Facilities.

Mr. Coffey suggested that two hours be allocated for the workshop meeting.

In Re: ADJOURNMENT

Motion to adjourn by Commissioner Stephen Allen, seconded by Commissioner Lofton Allen, with all voting aye, meeting was adjourned.

Walter W. Robinson, Jr.
Chairman

Staff Report
Sadler Road Solar Project
Public Facility Application Review for 2232-2-19
Code of Virginia § 15.2-2232
Greensville County, Virginia

March 29, 2019

APPLICATION SUMMARY

Project: Sadler Road Solar Project
Location: Located along the north side of Dry Bread Road up to the Meherrin River approximately midway between Jones Mill Road and I-95 approximately two miles west of Emporia in Greensville County, Virginia.

Parcel Record Numbers: 26-2 and 26-2A

Proposal: Applicant's request for review of the Sadler Road Solar Project pursuant to Virginia Code Section 15.2-2232

Application Submitted: March 11, 2019

Applicant: Virginia Electric and Power Company
dba Dominion Virginia Energy
120 Tredegar Street
Richmond, Virginia 23219
Contact: Dianne Corsello

Representative: Same as above

Owners: Charley Brown Farms, LLC
P.O. Box 32
Emporia, Virginia 23847

PLANNING COMMISSION ACTION

The Applicant has requested that the Planning Commission review its proposed solar energy facility, as a "public utility facility" under Virginia Code Section 15.2-2232(A), to determine if the general or approximate location, character, and extent of the proposed facility is substantially in accord with the County's Comprehensive Plan. As required by the Zoning Ordinance, the Applicant submitted a 2232 Review Application (County reference number: 2232-2-19) that was deemed complete on March 11, 2019, proposing a solar photovoltaic generation facility. Staff has recommended that the Planning Commission review the request for determination under Virginia Code Section 15.2-2232 prior to any review of a special use permit (SUP) application. For reference, Sadler Road's 2232 application materials are attached (Attachment A) to this staff report.

The issue presented to the Planning Commission is whether the general or approximate location, character and extent of the proposed solar energy facility is substantially in accord with the County's Comprehensive Plan or part thereof. Subject to the Planning Commission's 2232 decision, **the Planning Commission will separately review and consider the merits of any associated SUP Application.**

PROPOSED DEVELOPMENT

The Applicant proposes to construct a 100 megawatt (alternating current) photovoltaic solar energy generation facility on two (2) parcels consisting of a total of approximately 1,491 acres (the acreage to be covered by solar panels was not reported). The site is zoned A-1 and currently consists of fields, farm paths, wooded areas, and natural wetlands. Most of parcel 26-2A and parts of parcel 26-2 were timbered within the last two years. There is an existing transmission line on the eastern border of the parcels that allows for interconnection to the grid.

The proposed site is approximately two (2) miles from the approved Greenville County Solar Project (Tradewind Energy Project), a 80 megawatt solar generation facility south of Emporia (see attachment B). This project is the fourth application for a utility-scale solar facility in this section of the county.

PURPOSE OF THE REVIEW UNDER VIRGINIA CODE SECTION 15.2-2232

Virginia Code Section 15.2-2232 requires that the Planning Commission review all proposed developments that include a "public utility facility" prior to the construction or authorization of such facility. The purpose of the Planning Commission's review is to determine if the general or approximate location, character, and extent of the proposed public utility facility is substantially in accord with the Greenville County Comprehensive Plan or part thereof. The Planning Commission has set aside time at its April 9, 2019 meeting to afford citizens an opportunity to offer their comments to the Planning Commission. The Planning Commission must advise the Board of Supervisors of its determination. If appealed by the Applicant, the Board of Supervisors may overrule the action of the Planning Commission.

EXISTING CONDITIONS AND ZONING

The application property consists of a mixture of cleared land, crop land, and existing timber land with the land historically used for agricultural and forestry purposes. The application property is currently zoned A-1, agricultural zoning district.

ADJACENT AND SURROUNDING USES

The application property is bordered by existing agricultural land consisting of a mixture of cleared land and existing timber land, single-family residential properties along Dry Bread Road and the Meherrin River. The application property is located in an agriculturally zoned area (A-1) and is not proximate to any scenic byways or known historic resources. The future land use designation for the application property is Rural Residential. The site is adjacent to the Urban Service Area.

COMPREHENSIVE PLAN CITATIONS

Below are the relevant excerpts of Greenville County's Comprehensive Plan.

Goals and Objectives

GENERAL

- 1) Provide adequate governmental services, including public utilities, to meet the needs of Greenville's citizens.
- 2) Coordinate development with the provision for public utilities and services.
- 3) Preserve the rural character of the County by directing and controlling growth in designated areas.

LAND USE GENERAL

- 1) Encourage new development that complements surrounding uses.
- 2) Concentrate development in appropriate locations by encouraging more efficient site design and incorporating proper buffers between differing uses.

RESIDENTIAL

- 3) Prevent the encroachment of conflicting land uses on existing viable neighborhoods.

COMMERCIAL/INDUSTRIAL

- 5) Evaluate large scale industrial economic development projects that will provide an economic benefit to the County but that may not be in designated development areas or near major transportation systems.

PUBLIC FACILITIES

- 3) Plan accordingly for the future needs of the population.

Planning Issues & Strategies

LOCAL PRODUCTION OF RENEWABLE ENERGY

- 1) There is a great interest in the construction of Solar Energy Farms throughout the County as a result for the quest to generate environmental friendly energy.

STRATEGIES/POLICIES

- a. If not detrimental to the surrounding area, Solar Energy Projects greater than 20 MW_{AC} are encouraged in agricultural zoned districts.
- c. It is encouraged that a Decommissioning plan be provided by the owner of such Solar Energy Projects to ensure to proper dismantling of the project.

AGRICULTURAL AND FORESTAL LAND ISSUES

- 1) There is concern to maintain the agricultural characteristics of the County not included in the Urban Services District.

STRATEGIES/POLICIES

- a. Re-evaluate current development standards to ensure all areas that lie within the Rural Development Area, with the exception of Major Commercial Hub, maintain these agricultural and rural development qualities.

Future Land Use Map

The Comprehensive Plan describes Rural Residential; Conservation Area as follows:

Characterized by low-density residential development such as detached single-family units on lots larger than urban or suburban lots. Certain agricultural and farming uses are typically allowed. In addition, large scale economic development projects may be allowed subject to required land use approvals as approved by the Board of Supervisors.

STAFF COMMENTS AND ANALYSIS

A. Applicant's Position

In the application materials dated March 11, 2019 (Attachment A), the Applicant set forth its reasons why the proposed project is substantially in accord with the Comprehensive Plan.

The Applicant identifies the following items in support of its project:

The applicant states

- The proposed facility will not need public water, public sewer, or related government services.
- There will be no impacts to the public schools, minimal to no impacts to public roads and public safety services, and traffic during construction will be limited to a short timeframe.
- The operations phase will not increase traffic, noise, or air pollution in the area.
- The passive use of the site will not impact surrounding timber, agricultural, nor residential uses and will not encourage growth in the area.
- Approximately 500 temporary jobs and three permanent jobs will be created. To the extent possible, the applicant will encourage utilization of local residents for construction and permanent jobs.
- Upon the end of useful life, the site can be converted back to agricultural, timber, or low-density residential use.

B. Staff Analysis

Staff has analyzed the proposed project in light of the changing nature of the County landscape and with the previous approvals for other photovoltaic solar energy generation facilities (See Attachment B). Analysis considerations include:

1. The proposed site is approximately two (2) miles west of the City of Emporia.
2. The proposed site is approximately two (2) miles from the approved Greensville County Solar Project (Tradewind Energy Project) 80 megawatt solar generation facility approved for 1,099 acres south of Emporia (see attachment B).
3. The proposed site is approximately six (6) miles from the recently approved Meherrin 60 megawatt solar generation facility and proposed Fountain Creek 80 megawatt solar generation facility.
4. In total, the four sites would cover 4,293 acres. The County may want to consider limiting the concentration of facilities in one region to preserve the rural character and agricultural characteristics of the County.
5. The proposed project would be the largest in the County to date.
6. The proposed project is located proximate to houses along the south side of Dry Bread Road in the Urban Service Area and designated in the Future Land Use map for Low Density Residential.
7. Buffers are proposed around the project with a 150 ft buffer along Dry Bread Road.

Staff has also analyzed the Comprehensive Plan elements and the proposed project appears to meet some, but not all, of the Comprehensive Plan's land use and renewable energy goals, objectives, and strategies. Subject to the project's final design and construction, and based on the information reviewed for this report, staff finds that the proposed utility-scale solar facility may not be substantially in accord with the Greensville County Comprehensive Plan, or parts thereof.

1. The proposed location appears to be partially in accord with some of the land use goals and objectives set forth in the Comprehensive Plan.
 - a. The project is in an agricultural zoned district.
 - b. The project is not competing with other major land uses in desired locations.
2. The character and extent of the proposed utility-scale solar project does not appear to be substantially in accord with the Comprehensive Plan.
 - a. The project would increase the concentration of utility-scale solar facilities in the region impacting the rural character of that area.
 - b. The project would encroach on an existing viable neighborhood. The project's southern boundary is Dry Bread Road abutting an existing single family residential land use that, while not currently serviced by County water and sewer, is in the Urban Services District and slated for Low Density Residential future land use.

An approved plan for a solar facility should, as set forth in the Comprehensive Plan:

- **Preserve the rural character** of the County by directing and controlling growth in designated areas.
- Concentrate development in appropriate locations by encouraging more efficient site design and **incorporating proper buffers** between differing uses.
- **Prevent the encroachment of conflicting land uses** on existing viable neighborhoods.
- **Plan accordingly for the future needs** of the population.

- **If not detrimental to the surrounding area**, Solar Energy Projects greater than 20 MW_{AC} are encouraged in agricultural zoned districts.
- There is concern to **maintain the agricultural characteristics of the County** not included in the Urban Services District.

This proposed solar project is the largest presented to the County to date, is located within six (6) miles of three (3) other utility-scale solar facility sites, and would increase solar project coverage to over 4,000 acres in this section of the County which may significantly impact the rural character.

In addition, the proposed site is approximately two (2) miles from the City of Emporia and abuts an existing single family residential land use in the Urban Services District. This encroachment on a neighboring land use will need to be mitigated with adequate buffers and screening. In addition, based on the anticipated thirty or more year lifespan of the facility, this project has the potential to negatively impact development opportunities related to the Urban Services District.

The question before the Planning Commission with this 2232 application is:

Whether the general location or approximate location, character, and extent of the proposed solar energy facility is substantially in accord with the Comprehensive Plan or part thereof.

- The Planning Commission should consider all relevant portions of the Comprehensive Plan in its analysis.
- Since this facility is the fourth and largest facility proposed, the scale and concentration have the potential to change the rural character of the property and surrounding area and should be carefully evaluated by the Planning Commission.
- Since it is anticipated that the solar facility could occupy the property for thirty or more years, and it is approximately two (2) miles from the City of Emporia and abutting an existing single family residential land use in the Urban Services District, this project has the potential to negatively impact development opportunities related to the Urban Services District and should be carefully evaluated by the Planning Commission.
- The Planning Commission should carefully and thoroughly document its reasons for whatever conclusion it reaches.
- The Planning Commission has three options:
 - a. Approve the application with written reasons for its decision.
 - b. Deny the application with written reasons for its decision.
 - c. Defer the application for further discussion and consideration (within the 60 day window).

Attachments:

- A – 2232-2-19 Application, dated March 11, 2019
- B – Greensville Solar Map

DRAFT PLANNING COMMISSION ACTIONS

Option 1 – Applicant's proposal is substantially in accord with the Comprehensive Plan

I move that the Virginia Electric and Power Company's proposed 100-megawatt photovoltaic solar energy facility as described in 2232 Review application 2232-2-19, is substantially in accord with the Greenville County Comprehensive Plan or parts thereof for the following reasons:

1. The Comprehensive Plan notes an interest in the development of environmental friendly energy.
2. The Comprehensive Plan states that so long as a solar energy facility is not detrimental to the surrounding area, solar energy facilities are encouraged in agricultural zoned districts.
3. The proposed project involves only a small part of the total agricultural land in the County and has proposed setbacks and buffers which, if adequate in scope and required in the Special Use Permit, could afford protection for adjacent properties.

The Secretary of the Planning Commission is directed to communicate the Planning Commission's findings to the Board of Supervisors.

Option 2 – Applicant's proposal is not substantially in accord with the Comprehensive Plan

I move that the Virginia Electric and Power Company's proposed 100-megawatt photovoltaic solar energy facility as described in 2232 Review application 2232-2-19, is not substantially in accord with the Greenville County Comprehensive Plan or parts thereof for the following reasons:

1. The Comprehensive Plan indicates that solar energy facilities may be acceptable if not detrimental to surrounding areas. The proposed solar energy facility is the fourth and largest facility proposed and increases the concentration of land approved for solar use in the area to a point that does not preserve the rural character of the County.
2. The proposed solar energy facility is approximately two (2) miles from the City of Emporia and abutting an existing single family residential land use in the Urban Services District creating a potential to negatively impact development opportunities related to the Urban Services District.
3. The application property is designated in the future land use plan as Rural Residential and is planned for agricultural and farming uses and the solar energy facility is inconsistent with this designation.
4. The proposed solar energy facility will occupy 1,491 acres of agricultural/forestal land.

The Secretary of the Planning Commission is directed to communicate the Planning Commission's findings to the Board of Supervisors.

Option 3 – Deferral of the application

I move that the Planning Commission defer a decision on Virginia Electric and Power Company's request under Va. Code § 15.2-2232 regarding its proposed 100-megawatt photovoltaic solar energy facility as described in 2232 Review application 2232-2-19, until the Planning Commission meeting scheduled to begin at ____ p.m. on _____, in the Board of Supervisors meeting room.

Sadler Solar Project

15.2-2232 Determination

Dominion Energy Virginia

March 2019





GREENSVILLE COUNTY, VIRGINIA

APPLICATION FOR DETERMINATION PURSUANT TO VIRGINIA STATE CODE §15.2-2232

1. APPLICANT (Company or Agency): Virginia Electric and Power Company
d/b/a Dominion Energy Virginia
2. APPLICANT'S MAILING ADDRESS: 120 Tredegar Street, Richmond, VA 23219
3. TELEPHONE NUMBER: (804) 819-2610 EMAIL: dianne.corsello@dominionenergy.com
4. REPRESENTATIVE/AGENT NAME: Dianne Corsello
5. REPRESENTATIVE/AGENT'S MAILING ADDRESS: Same as above
6. REPRESENTATIVE'S TELEPHONE NUMBER: _____ EMAIL: _____
7. LOCATION OF PROPERTY (Common description if no street address): _____
North side of Dry Bread Road approximately 2 miles west of Emporia
8. ZONING DISTRICT: A-1
9. COMPREHENSIVE PLAN DESIGNATION: Rural Residential
10. TAX MAP NUMBER (S): 26-2 and 26-2A
11. SIZE OF PARCEL (S) (ACERAGE): 1,491 acres
12. ACREAGE PROPOSED FOR PROPOSED USE: 1,491 acres
13. PROPERTY OWNER INFORMATION (IF OTHER THAN APPLICANT):
 - a. OWNER'S NAME: Charley Brown Farms, LLC
 - b. OWNER'S MAILING ADDRESS: P.O. Box 32, Emporia, Virginia 23847
 - c. Has the Property Owner been contacted about this proposed use? YES X NO _____

14. DESCRIPTION OF PROPOSED USE/REASON FOR REQUEST: _The Applicant intends to construct at 100 MW solar facility on the property. See detailed information attached as "Application Text for Section 15.2-2232 Review, Sadler Solar Project" (attach additional sheets if necessary)

15. PRIOR ZONING APPROVALS: _____ None _____

16. SUPPORTING MATERIALS AND INFORMATION (attach additional sheets):

- a. Fee of \$775.00 payable to "Greensville County"
- b. Proposed use drawing/site plan- may be submitted as 11" x 17".
- c. List of adjoining property owners to include names and addresses.
- d. Comprehensive Plan policies and guidelines that directly support the proposed use.
- e. Alternative sites considered for the proposed use.
- f. Anticipated impacts and mitigation measures proposed.
- g. Photographs of any existing structures, buildings, and property, as applicable.

APPLICANT'S SIGNATURE

I, the undersigned, certify that this application is complete, accurate and contains all required and requested information, documents and other submittals and that all statements made herein are, to the best of my knowledge, true and correct. The undersigned acknowledges that additional review requirements may be identified during the review of this application. The undersigned also acknowledges that all Greensville County Zoning Ordinance requirements pertaining to the proposed use must be fulfilled.

I, undersigned, understand that the cost incurred by the County to retain independent consultants to review the application and any other associated documents is my responsibility and agree to pay when billed by the County. I agree to pay all additional advertising costs for continuances and appeals.

3/11/13

DATE

KWZ

SIGNATURE OF APPLICANT

Submit FOURTEEN (14) sets of completed application, fee, and supporting materials to:

Director of Planning, 1781 Greensville County, Emporia, Virginia 23847 (by mail)
Or by hand at the Building and Planning Department in Greensville County Government Building at 1781 Greensville County Circle, Emporia, Virginia, 23847. Phone (434)348-4232.

Incomplete applications will not be processed. The applicant will be notified of any deficiencies. Any revisions to the application that require replacement of pages or plans is the responsibility of the applicant. Any questions should be directed to the Director of Planning.

**Application Text for
Section 15.2-2232 Review
Sadler Solar Project
Greensville County, Virginia**

Section 15.2-2232 of the Virginia Code provides that no public utility facility, whether publicly or privately owned, may be “constructed, established or authorized, unless and until the general location or approximate location, character, and extent thereof has been submitted to and approved by the commission as being substantially in accord with the adopted comprehensive plan or part thereof.”¹ The proposed Sadler Solar project (the “Project”) therefore requires approval by the Planning Commission that the Project is substantially in accord with the Greensville County *Comprehensive Plan 2013-2018* (the “Comprehensive Plan”). The Comprehensive Plan sets out certain goals, objectives, and strategies/policies to guide the future of the County. Specific sections of the Comprehensive Plan relevant to the Project are quoted below followed by the Applicant’s responses in *italics*.

Goals and Objectives

GENERAL

- 1) Provide adequate governmental services, including public utilities, to meet the needs of Greensville's citizens. (p. 27)

The Project will not need public water, public sewer, or related government services. Once operational, there will be no impacts to public schools and minimal to no impacts to public roads and public safety services. Traffic during construction will be limited to a relatively short timeframe.

- 2) Coordinate development with the provision for public utilities and services. (p. 27)

As stated above, there will be no need for public utilities or other County services other than minimal, infrequent needs for public safety services.

- 3) Preserve the rural character of the County by directing and controlling growth in designated areas. (p. 27)

The Project is proposed to be constructed on the approximately 1,491 acres located on the north side of Dry Bread Road. The acreage is made up of two large parcels (26-2 and 26-2A) and is zoned A-1 (Agricultural) Zoning District (the “Property”). Part of the County’s rural character and agricultural uses

¹ Code of Virginia § 15.2-2232.A.

include forestry uses and timbering. Most of Parcel 26-2A and parts of Parcel 26-2 were timbered within the last two years.

Since the Project will be an unmanned facility and serviced on an as-needed infrequent basis, the Project will not increase traffic in the area and will not be disruptive to the rural character. The Project will generate minimal noise, and that noise will be the same as or less than the ambient noise levels at the Property lines. The Project will not generate air emissions. Once the Project has reached the end of its useful life, the infrastructure will be removed and the land restored according to the agreements signed with the landowner and in accordance with the decommissioning plan. Because the Project will remain on the Property for a number of years, it will not encourage growth in this area.

LAND USE GENERAL

- 1) Encourage new development that compliments surrounding uses. (p. 27)

The Sadler Solar Project is a passive use and will not impact the surrounding timber, agricultural, and residential uses. Most of the Project site either will be revegetated with a native grass seed mix and maintained throughout the Project's life or left in its natural state. Stormwater will be controlled and soils will remain permeable.

- 2) Concentrate development in appropriate locations by encouraging more efficient site design and incorporating proper buffers between differing uses. (p. 27)

The proposed Project will comply with the applicable Zoning Ordinance and Subdivision Ordinance. A CUPD has been requested to address certain setbacks due to wetlands, floodplains, cultural resources, and topographic changes which limits the areas for solar panels and related equipment.² In addition, the existing transmission line located on the eastern border allows for interconnection to the electric grid without creating new transmission lines. Buffers will be provided in those areas necessary to protect existing residential uses.

RESIDENTIAL

- 3) Prevent the encroachment of conflicting land uses on existing viable neighborhoods. (p. 27)

The Project is located in an A-1 Zoning district and outside the Residential Areas depicted on the Urban Services Area Map in the Comprehensive Plan. A number of existing residential uses are located across Dry Bread Road from the Property. The one residential parcel adjacent to the Property on the southwest border will

² Pending final structure of the permit application.

be buffered by existing trees and additional plantings on the Project site. A 150' buffer will be provided along most of Dry Bread Road. Supplemental landscaping will be provided where needed.

COMMERCIAL/INDUSTRIAL

- 5) Evaluate large scale industrial economic development projects that will provide an economic benefit to the County but that may not be in designated development areas or near major transportation systems. (p. 28)

The Project site was selected because of its proximity to the existing VEPCO transmission line along the Property's eastern boundary. This location minimizes the need to build additional above ground transmission lines to serve the Project site. In addition, the Project is located only about two miles west of the Interstate 95 (I-95) providing easy access for construction vehicles.

As a utility-scale solar facility, the Project will provide long-term tax revenue for the County. Approximately 500 temporary jobs will be provided during construction; and 3 permanent jobs will be created for operation of the Project.

PUBLIC FACILITIES

- 3) Plan accordingly for the future needs of the population. (p. 28)

The Comprehensive Plan notes that the health of the County's economy is based, in part, on the diversity of industry. The Comprehensive Plan also states that there has been a shift away from agricultural employment. Because the solar facility has a limited life span, the Property will be available in the future for a similar use or use that addresses the needs of the population at that time.

Planning Issues & Strategies

LOCAL PRODUCTION OF RENEWABLE ENERGY

- 1) There is great interest in the construction of Solar Energy Farms throughout the County as a result for the quest to generate environmental friendly energy. (p. 29)

According to the Solar Energy Industries Association report of December 2018, 1.7 gigawatts ("GW") of solar capacity was installed in the U.S. during the third quarter of 2018, reaching a total installed capacity of 60 GW. The 60 GW capacity is enough power for 11.3 million American homes. Total installed solar facility capacity is expected to more than double over the next five years with an

estimated 14 GW annual installation of by 2023.³ The 2018 Virginia Energy Plan expects to significantly expand solar energy uses. While Virginia ranks 17th nationally for installed solar, the state's ranking fell from its 10th national ranking in 2017. Currently, the Virginia solar industry supports more than 3,565 jobs and over 250 companies across the state.⁴ Approval of this Project will benefit the County's quest to generate environmentally friendly energy and to increase Virginia's position.

STRATEGIES/POLICIES

- a. If not detrimental to the surrounding area, Solar Energy Projects greater than 20 MW_{AC} are encouraged in agricultural zoned districts. (p. 29)

The Project is located in an Agricultural district and will not be detrimental to the surrounding area. Solar facilities and agricultural uses and low density residential uses as those located near the Property can easily coexist.

- c. It is encouraged that a Decommissioning plan be provided by the owner of such Solar Energy Projects to ensure to proper dismantling of the project. (p. 29)

A decommissioning plan has been filed with the application.

Planning Issues & Strategies

ECONOMIC DEVELOPMENT ISSUES

- 1) Unemployment rates in Greensville County, as in all of Southside Virginia, are higher than the rates of the Commonwealth of Virginia. In June 2013, Greensville County unemployment rate was 8.7% and the Commonwealth's unemployment rate was 6.0%. (p. 29)

The proposed Project will create approximately 500 temporary jobs during construction; and 3 permanent jobs during operations. To the extent practical, the Applicant will encourage utilization of local residents for construction and permanent jobs.

³ <https://www.seia.org/us-solar-market-insight>

⁴ <https://www.seia.org/state-solar-policy/virginia-solar>

STRATEGIES/POLICIES

- b. Update the County's current Economic Development Strategy regarding new commercial and industrial activities to include large scale economic development projects in areas outside of existing planned areas for commercial and industrial development. (p. 29)

With construction of this Project, the Applicant will be making a substantial, long-term capital investment in the County. The Project Property is outside the planned areas for commercial and industrial development, and it will not negatively impact the Services and utilities required for commercial and industrial development in other parts of the County. The Project will provide an economic benefit to the County and its residents in the form of tax revenues and temporary and permanent employment opportunities.

AGRICULTURAL AND FORESTAL LANDS ISSUES

- 1) There is concern to maintain the agricultural characteristics of the County not included in the Urban Services District. (p. 34)

The Property currently is used for timber operation and not for operational agricultural uses. The timber requires periodic cutting, temporarily changing the Property and the surrounding area. The Property will be restored as required by the decommissioning plan and the landowner agreements, and as such, the solar facility will not prevent the use of the Property for timber or agricultural uses after the Project is decommissioned.

STRATEGIES/POLICIES

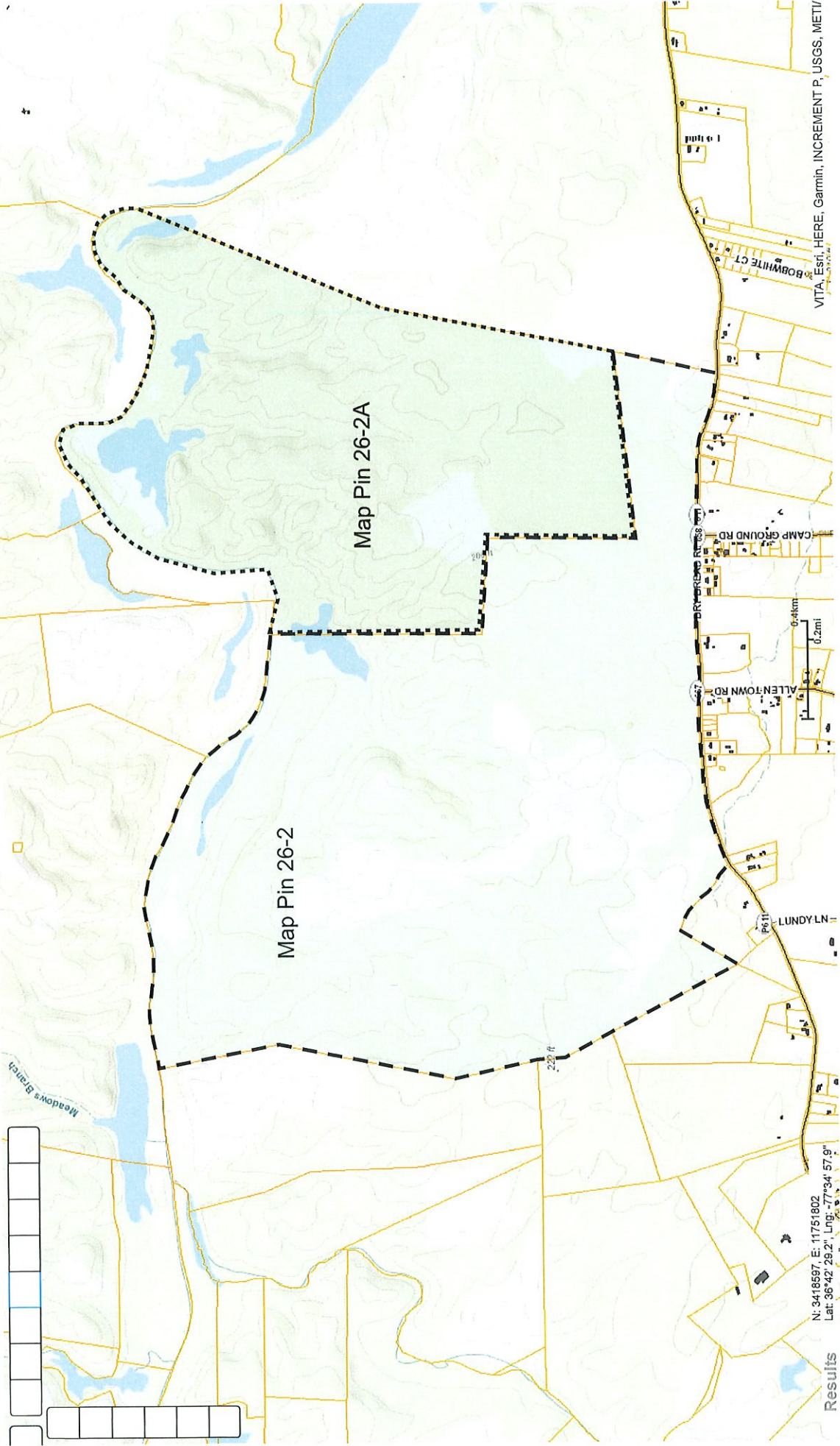
- a. Re-evaluate current development standards to ensure all areas that lie within the Rural Development Area, with the exception of Major Commercial Hub, maintain these agricultural and rural development qualities. (p. 34)

While the Property is located in the Rural Development Area, the Comprehensive Plan also encourages the area to be used for solar projects.

Future Land Use Map

The Comprehensive Plan describes Rural Residential; Conservation Area as follows: Characterized by low-density residential development such as detached single-family units on lots larger than urban or suburban lots. Certain agricultural and farming uses are typically allowed. In addition, large-scale economic development projects may be allowed subject to required land use approvals as approved by the Board of Supervisors.
(p. 36)

The Project is a large-scale economic development project that can be converted to timbering, agricultural, or low-density residential uses as identified in the current Comprehensive Plan or as may be provided in future Plans.



TAX MAP

Tax Map #	Sadler Solar Project Land owner
19-31, 26-1	REAL TREE WOOD CORPORATION 112 W HICKS ST LAWRENCEVILLE VA 23868
25-63	TREDWAY AND BLAKE LLC C/O ELIZABETH B FERGUSON 3903 ROCK BRIDGE RD SKIPPER VA 23879
25-62, 25-46	CHARLIE BROWN FARMS LLC 5225 DRY BREAD RD EMPORIA VA 23847
26-21B	BOWEN FRANCIS P JR- LIFE EST-AT DTH CURTIS EDWARD OR RHONDA LYNN BOWEN 2221 SALEM RD VIRGINIA BEACH VA 23456
26-21	BUCKNER DOROTHY SANDRA 208 NAMAR RD RICHMOND VA 23229
26-20	WRENN WILLIAM T JR OR CYNTHIA P 4070 DRY BREAD RD EMPORIA VA 23847
26-20A	SADLER ELLIOTT W B P O BOX 32 EMPORIA VA 23847
26-19	ATKINS MIKE JR OR CORENE AVENT C/O JANET WALKER 1200 LORIEVILLE LANE RICHMOND VA 23225
26-19A	PATILLIE HARRY JR 3818 DRY BREAD RD EMPORIA VA 23847
26-19B	GLENN JAMES W OR PEGGY JEAN ALLEN- LF EST-AT DTH-AUBREY & RONALD COKER 3782 DRY BREAD RD EMPORIA VA 23847
26-18, 26-17	RICKS EDWARD L & LAVERNE RICKS 5801 ENGLISH OAK CT RICHMOND VA 23234
26-16, 26-15C	CLEMENTS TONY MICHAEL 3546 DRY BREAD RD EMPORIA VA 23847
26-15D	BRADLEY RUFUS HENRY JR 3658 DRY BREAD RD EMPORIA VA 23847
26-15	ALLEN TROY RAY & DOROTHY JANE-LF EST AT DTH TROY RAY ALLEN JR & OTHERS 167 ALLEN TOWN RD EMPORIA VA 23847
26-17A	RICKS EDWARD L & LAVERNE RICKS 5801 ENGLISH OAK CT RICHMOND VA 23234
26A-1-1	WILLIAMS JAMES JR & RUSSELL WILLIAMS 30 ARTHUR AVE SOUTH FLORAL PARK NY 11001

26A-1-3	NEWELL ERICA CAIN 3350 DRY BREAD RD EMPORIA VA 23847
26A-1-4, 26A-1-5	OGBURN MELVIN DOUGLAS PO BOX 463 EMPORIA VA 23847
26A-4-2, 26-14	CAIN ROBERT E 3294 DRY BREAD RD EMPORIA VA 23847
26-13	ROACH JEFFREY C OR LORI ROACH JARRATT 2103 GRASSY POND RD EMPORIA VA 23847
26-10	ROBINSON PHIL EST & CHARLIE EST C/O GLENN POWELL 470 CAMP GROUND RD EMPORIA VA 23847
26-2-A 26-2-4B1	LAKE CHRISTINA LYNCH OR RONALD L JR 3094 DRY BREAD RD EMPORIA VA 23847
26-2-4A	MAINWARING FRANK N & GAIL A-LF EST AT DTH JONATHAN D OR LACI P LYNCH 3018 DRY BREAD RD EMPORIA VA 23847
26-2-4C1	HERRICK CONNIE LYNCH & KENNETH T 2998 DRY BREAD RD EMPORIA VA 23847
26-8A	LYNCH MINNIE JOE- LIFE ESTATE- AT DEATH- AMANDA PAULINE LYNCH 7300 TAW ST APT 153 RICHMOND VA 23237
26-8, 26-8B	LYNCH BURTROM L OR TERESA D 2706 DRY BREAD RD EMPORIA VA 23847
26-3-2B	LYNCH CHARLES NICHOLUS 1314 DOODLUM RD JARRATT VA 23867
26-3-2A2	LYNCH LEONARD H OR DEBRA C 76 SUNSET DRIVE WAYNESBORO VA 22980
26-3	BELVEDERE TIMBER LLC C/O FOREST INVESTMENT ASSOCIATES 15 PIEDMONT CENTER STE 1250 ATLANTA GA 30305
19-35	GOODWYN PRESLEY P JR 113 TWIN CREEK LANE KENNETT SQUARE PA 19348
19-1-C, 19-4-B	SABAR LIMITED PARTNERSHIP 532 INGLESIDE AVE EMPORIA VA 23847



Sadler Solar Site

"Tradewind"


Greenville Solar Project

Fountain Creek Solar Project

Legend

- Approved Solar Projects
- County Boundary
- Pending Solar Project
- Roads

☐ Approved Solar Projects

 County Boundary

☐ Pending Solar Project

— Roads

Greensville County Solar Sites

0 0.25 0.5 1 1.5 2 Miles